



A&E Services Group, LLC  
609 West Johnson Avenue  
Suite 408  
Cheshire, CT 06410  
(203) 518-2054

## SMALL CITIES PROJECT APPROVAL REQUEST

MUNICIPALITY Torrington GRANT # SC1814301

DATE February 21, 2023 PROJECT # 143-SC1801-19

OWNER NAME & ADDRESS Karen Murelli  
300 Clearview Avenue  
Torrington, CT

**PROJECT DESCRIPTION:** Install a handicap ramp at the front entrance. Relocate the washer and dryer to the first floor. Replace the door leading to the laundry room.

The attached title search summary shows 3 mortgages and a modification.

The \$35,000 mortgage has a balance of \$24,538.51. The \$18,000 mortgage has a balance of 17,102.97.

The City of Torrington's \$20,130 mortgage was modified to the amount of \$32,738 and remains due in full.

The sewer fees have been satisfied since the search was done.

The committee approved additional funds for this project during the June 20, 2022 meeting. See attached.

**EQUITY STATUS:** Value of Current liens on property totaling \$74,379.48

City of Torrington's 100% appraised value as listed on Assessor's card \$132,950

**LOW BID AMOUNT RECEIVED TO ADDRESS DESCRIBED WORK** \$ 7,750.00

PROJECT APPROVAL REQUEST SUBMITTED BY:

Peter J. Testa, Jr.

A&E Services Group, LLC  
609 West Johnson Avenue  
Suite 408  
Cheshire, CT 06410  
(203) 518-2054

### TORRINGTON CITY COUNCIL APPROVAL

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



Time of Opening 11:00am

Villwell Building LLC  
2714 East Main St.  
Waterbury, CT 06705

\$ 7,750<sup>00</sup>

Karen Murelli  
300 Clearview Avenue  
Torrington, CT 06790  
Project # 143-SC1801-19

I, the undersigned agree to provide all labor, material, permits, taxes, insurance, equipment, and related fees, necessary to complete the work as specified above for the property located at:

300 Clearview Ave, Torrington, CT 06790

All work will be performed in accordance to applicable codes.

\*\*\*\*\*

**Small, Minority, Women-Owned Business Concern Representation**

The bidder represents and certifies as part of its bid/ offer that it –

(a) ☐ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) ☐ is, ☐ is not a women-owned business. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) ☐ is, ☐ is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are (check the blocks applicable to you):

☐ Black Americans

☐ Asian Pacific Americans

☐ Hispanic Americans

☐ Asian Indian Americans

☐ Native Americans

☐ Hasidic Jewish Americans

(d) ☐ is, ☐ is not a bonafide Section 3 Company. "Section 3 company," as used in this provision, means that it meets the following definition:

1. 51% or more of the ownership of this company is owned by Section 3 residents, as defined by HUD.
2. Currently, at least 30% of the employees of the company are Section 3 residents, as defined by HUD.
3. At least 30% of the employees of the company were Section 3 residents, as defined by HUD, within three years of the date of first employment with this company.
4. I commit to subcontract at least 25% of the total value of this contract to Section 3 subcontractors, as these companies are defined above, and to provide the necessary evidence to substantiate this, prior to the award of contract.

\*\*\*\*\*

Company Name:

Village Builders LLC

Address:

2714 East Main Street

Waterbury CT 06705

Phone:

203 279 2118

Email:

montvillegroup@gmail.com

CT Consumer

Protection # HC 0674278

EIN or

SSN#:

06-3441330

SAM UEI #

6B1K1HC3TS15

Date:

1.16.2023

Print Name:

John Rainville

Signature:

Total Bid Amount: \$

7750.00

Amount Written:

Seven thousand Seven hundred and fifty dollars.  
(This information must be submitted in order to have your bid considered responsive.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2019.



Information on the Property Records for the Municipality of Torrington was last updated on 5/20/2022.



### Parcel Information

Location:	300 CLEARVIEW AVE	Property Use:	Residential	Primary Use:	Residential
Unique ID:	80093	Map Block Lot:	126/024/003	Acres:	0.25
490 Acres:	0.00	Zone:	R6	Volume / Page:	1178/0841
Developers Map / Lot:		Census:	3104-ON		

### Value Information

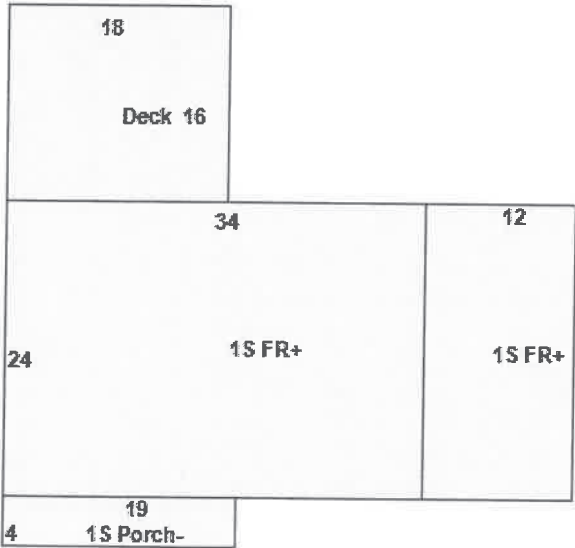
	Appraised Value	Assessed Value
Land	43,650	30,560
Buildings	86,752	60,720
Detached Outbuildings	2,548	1,780

	Appraised Value	Assessed Value
Total	132,950	93,060

Owner's Information

Owner's Data
MURELLI KAREN 300 CLEARVIEW AVE TORRINGTON, CT 06790

Building 1



Building Use:	Single Family	Style:	Ranch	Living Area:	1,104
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Stories:	1.00	Construction:	Wood Frame	Year Built:	1970
Total Rooms:	5	Bedrooms:	3	Full Baths:	1
Half Baths:	0	Fireplaces:	1	Heating:	HWBB
Fuel:	Oil	Cooling Percent:	0	Basement Area:	1,104
Basement Finished Area:	0	Basement Garages:	1	Roof Material:	Arch Shingles
Siding:	Aluminum	Units:	01		

### Special Features

Hot Tub	1
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### Attached Components

Type:	Year Built:	Area:
Wood Deck	2020	288
Open Porch	1970	76

### Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Wood Deck	2021	14.00	14.00	196

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
MURELLI KAREN	1178	0841	03/21/2014	Quit Claim	\$0
MURELLI RAYMOND P & KAREN SURV	1165	1020	08/19/2013	Warranty Deed	\$129,000
ENDERSBY JOANNE LUCY	1108	0422	05/06/2011	Warranty Deed	\$119,000



Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
DALGLEISH MICHAEL D	0749	0600	05/31/2001		\$115,000
SECRETARY OF HOUSING & URBAN	0739	0688	02/23/2001		\$0
BA MORTGAGE LLC	0727	1188	08/23/2000		\$0
WILLIAMS VANCE E	0525	0056	06/13/1991	Conservator's Deed	\$105,000

## Building Permits

Permit Number	Permit Type	Date Opened	Reason
20-206 EL	Electrical	06/23/2020	INSTALL ELEC PANEL
20-150 BP	Building	05/19/2020	REPL DECK WITH 18 X 16 DECK
20-20 Z	Residential	04/28/2020	18 X 16 WDK TO REPL 18 X 18 WDK
17-427	Electrical	03/30/2017	WIRE 16 ROOF MOUNTES SOLAR PANELS
17-426	Building	03/30/2017	INSTALL 16 ROOF MOUNTED SOLAR PANELS
15-508	Building	04/23/2015	39 ROOF SOLAR PANELS
13-6079	Building	10/17/2013	REPL WINDOWS & SLIDER
13-5736	Roof	09/03/2013	STRIP & REROOF

Information Published With Permission From The Assessor

Approved by Small Cities Committee  
June 20, 2022  
Vote: Unanimous

Approve by City Council  
&WPCA  
June 20, 2022  
Vote: Unanimous

**A&E SERVICES GROUP, LLC**  
609 West Johnson Avenue., Suite 408,  
Cheshire, CT 06410  
203-808-6497

May 27, 2022

Honorable Elinor Carbone  
Mayor, City of Torrington  
140 East Main Street  
Torrington, CT 06790

RE: Additional Funding Request  
300 Clearview Avenue

Dear Mayor Carbone:

Ms. Karen Murelli has applied to the City's Housing Rehabilitation Loan Program for financial assistance to perform improvements to her home. The proposed work consists of relocating her washer and dryer from the basement to the first floor and constructing a ramp at the front entrance.

Ms. Morelli participated in the City's Housing Rehabilitation previously and currently has a loan from the City in the amount of \$32,738.00. The Department of Housing has set a limit of \$35,000 per household which results in a available balance of \$2,262. Preliminary estimates for the scope of work range from \$12,500.00 to \$15,000.00. However, without the bidding process taking place we cannot provide an accurate cost for this project at this time.

Although not confined to, Ms. Murelli utilizes a wheelchair and it is very difficult for her to climb stairs and move around freely.

We are requesting that the City consider increasing the amount of funding to allow for this project to proceed. If approved by yourself and the Small Cities Committee the request would need to go before DOOH for their approval, but without the City's approval the request to DOH is a moot point.

As indicated in the enclosed information the property has sufficient equity to support the additional funding, however there is \$362.25 in outstanding sewer liens on the property that she is working on resolving.

Please let me know if would are in favor of approving the additional funding so we can prepare a request to the Small Cities Committee.

Respectfully,



Peter J. Testa, Jr.  
A&E Services Group, LLC

Enc.

RECEIVED MAY 31 2022